

## Preliminary Ecological Appraisal and Roost Assessment

**Survey site:**

8 Markham Avenue, Whitburn, Sunderland, SR6 7DE

**Client:**

Dawn & Gert Reed-Buur

**Survey date:**

9<sup>th</sup> September 2025

**Project:**

This report is prepared to inform a planning application with the South Tyneside Metropolitan Borough Council. The proposal is described as: “The removal of the current roof and creation of a flat roof two storey extension”.

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024](#).

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024](#).

| Site Location and Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |              |                 |             |      |
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| <p>The survey site is centred on National Grid Reference NZ 41050 61693 and has an area of approximately 0.08ha.</p> <p>The site comprises one dwelling (B1), two associated sheds (B2 &amp; B3), a small vegetated garden to the rear and a sealed front drive.</p> <p>It is situated within a residential area in the village of Whitburn, Sunderland with fields bordering the southern and eastern boundaries. The fields separate the residential area from the coastal cliffs and beaches. The village of South Bents is situated ~0.808km to the southwest and the village of Cleadon lies ~2.538km northwest from the site. Whitburn Church of England Academy is ~0.123km north of the site.</p> <p>Aerial imagery shows the local landscape to have a predominately residential character immediately around the site and into the centre of the village of Whitburn with agricultural fields dominating the wider west landscape with the North Sea located ~0.306km southeast from the site. The A183 (Whitburn Bents Road) runs ~0.222km west of the site and the A1018 (Sunderland Road) runs ~2.142km further east.</p> <p>The soilscape of the site consists of slowly permeable, seasonally wet, slight acid but base-rich loamy and clayey soils which drain to a stream network. The area has moderate fertility and is vulnerable to overland flow from compacted or poached fields. The soilscape typically supports grassland and arable landcover with seasonally wet pastures and woodland habitats.</p> <p>This sits atop the Roker Formation, sedimentary bedrock that was formed during the Permian period.</p> |                  |              |                 |             |      |
| Survey Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |              |                 |             |      |
| The site survey was undertaken by Harry Webster BSc (Hons), Consultant Ecologist, Natural England Class 1 Bat Licence Holder: [2023-11013-CL17-BAT] and Natural England Class 1 Great Crested Newt Licence: [2023-11257-CL08-GCN].                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |              |                 |             |      |
| Date of survey                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Temperature (°C) | Humidity (%) | Cloud Cover (%) | Wind (km/h) | Rain |
| 09/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 18               | 78           | 20              | 8.9         | None |
| Executive Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |              |                 |             |      |
| <p>No further surveys are required.</p> <p>A Bat Mitigation Plan will be implemented for bats and a precautionary working method will be implemented for birds and hedgehogs prior to and during construction – details can be found under the relevant section within the report.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |              |                 |             |      |
| Survey limitations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |              |                 |             |      |
| It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |              |                 |             |      |

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

No proposed development plans were available at the time of writing this report and therefore a detailed impact assessment could not be made. This report should be updated once the plans are available.

There were no specific limitations to the survey.

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| Ecological Survey Factor                                                                                                                                                                                                                                                           | Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Conclusion, Impact or Recommendations                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4).<br>Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare). |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Summary of Survey Findings<br><br>(UKHab codes used) <ul style="list-style-type: none"><li>Developed land/sealed surface [u1b]</li><li>Built-up areas and gardens - vegetated garden [u1 828]</li><li>Buildings [u1b5]</li></ul>                                                   | <p>The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km of the site boundary.</p> <p><b>On-site habitat descriptions</b></p> <p><u>Buildings [u1b5]</u><br/>There is one residential dwelling (B1) on-site. This building is considered in relation to roosting bats later in the report (see section: ‘bats’).</p> <p><u>Developed land/sealed surface [u1b]</u><br/>Sections of the site include hardstanding paths and other hardstanding areas.</p> <p><u>Built-up areas and gardens - vegetated garden [u1 828]</u><br/>The site contains two areas of vegetated garden in the north, which are composed of planted beds with herbs, and one area in the south which consists of a modified grass lawn with minimal species:</p> <ul style="list-style-type: none"><li>Yorkshire fog (D)</li></ul> |

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|                                      | <p><b>Local notable habitats</b></p> <p>Patches of maritime cliffs and slopes are present in close proximity to the site with the closest located ~0.045km to the southeast. Maritime cliffs and slopes are classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Further priority habitats are present within 2km of the site, including multiple patches of coastal sand dunes, with the closest located ~0.09km southeast, several patches of intertidal substrate foreshore, with the closest located ~0.078km southeast, multiple patches of lowland calcareous grassland, with the closest located ~0.780km northeast, several patches of deciduous woodland, with the closest located ~0.364km west, two patches of reedbed, the closest located ~1.709km north and two ponds, both located ~1.813km southwest.</p> |
| <i>Foreseen Impacts</i>              | <p><b>On-site habitats</b></p> <p>The habitats on-site are widespread and not notable, and the proposed development will not result in the loss of these habitats.</p> <p><b>Notable habitats</b></p> <p>No direct impacts to any notable habitats are anticipated due to the small scale of the proposed development. However, due to the proximity of the site to maritime cliffs (~0.045km southeast), coastal sand dunes (~0.09km southeast) and intertidal substrate foreshore (~0.078km southeast), indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.</p>                                                                                                                                                                                                                                                                  |
| <i>Recommendations</i>               | <p><b>On-site habitats</b></p> <p>None required.</p> <p><b>Notable habitats</b></p> <p>None required.</p> <p><b>Biodiversity net gain</b></p> <p>The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. This is mandatory for larger developments and comes into force for smaller developments on 2nd April 2024. The project is unlikely to trigger the requirement for a biodiversity net gain assessment as it falls under one of the exemptions (state exemption e.g. self-build, less than 25m<sup>2</sup> of habitat being impacted etc), however the Local Planning Authority may still request a net gain assessment under their own local planning policy.</p>                                                                                                                                               |
| <b>Locality and Designated Sites</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <i>Summary of Survey Findings</i>    | <p><b>On-site designations</b></p> <p>The site is not subject to any designation.</p> <p><b>Statutory designated sites (within 2km)</b></p> <p>There are three statutory sites within 2km of the site, as detailed below:</p> <p><u>Northumbria Coast Special Protection Area (SPA) and Ramsar site [~0.067km east]</u></p> <p>The Northumbria Coast consists of sections of rocky shore with associated boulder and cobble beaches. It supports important numbers of breeding little turn and overwintering purple sandpiper and turnstone. The Ramsar site “also includes a section of sandy beach at Low Newton which supports a nationally important breeding colony of little tern and sections of three artificial pier structures which are important roosting sites for purple sandpiper”.</p>                                                                                 |

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|                         | <p><u>Durham Coast Special Area of Conservation (SAC) and Sites of Special Scientific Interest (SSSI) [~0.067km east]</u></p> <p>The Durham Coast is a designated SAC site as it is the only example of vegetated sea cliffs on magnesian limestone exposures in the UK which extend for over 20km. This habitat is composed of a mosaic of “paramaritime, mesotrophic and calcicolous grasslands, tall-herb fen, seepage flushes and wind-pruned scrub...” which supports rare species. It is also a designated SSSI as the area supports nationally important numbers of wintering shore birds and several aggregations of breeding birds including cormorants, fulmars, kittiwakes, little terns, purple sandpiper and sanderlings.</p> <p><u>Whitburn Point Local Nature Reserve (LNR) [~1.544km north]</u></p> <p>This LNR is managed by the National Trust supports a range of bird and mammalian species, including purple sandpiper and turnstone.</p> <p>The site lies within the impact risk zone for multiple SSSIs.</p> <p><b>Statutory designated sites (within 10km)</b></p> <p>There are two national network sites (SAC, SPA, Ramsar) located within 10km, as detailed below:</p> <p><u>Northumbria Coast Special Protection Area (SPA) and Ramsar site [~0.067km east]</u></p> <p>The Northumbria Coast consists of sections of rocky shore with associated boulder and cobble beaches. It supports important numbers of breeding little turn and overwintering purple sandpiper and turnstone. The Ramsar site “also includes a section of sandy beach at Low Newton which supports a nationally important breeding colony of little tern and sections of three artificial pier structures which are important roosting sites for purple sandpiper”.</p> <p><u>Durham Coast Special Area of Conservation (SAC) and Sites of Special Scientific Interest (SSSI) [~0.067km east]</u></p> <p>The Durham Coast is a designated SAC site as it is the only example of vegetated sea cliffs on magnesian limestone exposures in the UK which extend for over 20km. This habitat is composed of a mosaic of “paramaritime, mesotrophic and calcicolous grasslands, tall-herb fen, seepage flushes and wind-pruned scrub...” which supports rare species. It is also a designated SSSI as the area supports nationally important numbers of wintering shore birds and several aggregations of breeding birds including cormorants, fulmars, kittiwakes, little terns, purple sandpiper and sanderlings.</p> <p><b>Non-statutory designated sites</b></p> <p>The presence of non-statutory designated sites within 2km of the site cannot be established without data from the Environmental Records Information Centre North East.</p> |
| <i>Foreseen Impacts</i> | <p><b>On-site designations</b></p> <p>No impacts foreseen.</p> <p><b>Statutory and non-statutory designated sites</b></p> <p>No direct impacts to any designated sites will occur as a result of the proposed development. However, due to the proximity of the site to Northumbria Coast (SPA/Ramsar) and Durham Coast (SAC/SSSI) the proposed development could result in increased recreational pressure to nearby areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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|                                      | The site lies within the impact risk zone for multiple SSSIs. The proposed development type is listed as a possible high risk for these designations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <i>Recommendations</i>               | <p><b>On-site designations</b><br/>None required.</p> <p><b>Statutory and non-statutory designated sites</b></p> <p>The Local Planning Authority (LPA) may be required to undertake a Habitat Regulations Assessment (HRA) to determine whether there could be any effect on nearby European sites as a result of the proposed development.</p> <p>The Local Planning Authority (LPA) may be required to consult with Natural England regarding potential impacts to several local SSSIs.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Invasive / Non-native species</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <i>Summary of Survey Findings</i>    | No problematic invasive and non-native species recorded on site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>Foreseen Impacts</i>              | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>Recommendations</i>               | No further surveys but remain vigilant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Invertebrates</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <i>Summary of Survey Findings</i>    | The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <i>Foreseen Impacts</i>              | None foreseen.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>Recommendations</i>               | No further surveys.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Bats</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <i>Summary of Survey Findings</i>    | <p><b>EPSL data</b></p> <p>A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites &lt;2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. No EPSLs are present within a 2km radius of the site.</p> <p>There are no Special Areas of Conservation designated for bats within 10km of the site.</p> <p><b>Foraging and commuting habitat</b></p> <p>Habitats recorded on site are assessed to provide some foraging and commuting opportunities for bats in the form of vegetated garden areas. This habitat is likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.</p> |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  | <p><b>Roosting habitat</b></p> <p>Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There is one building on site; the main residential dwelling (B1), which was surveyed as this will be impacted by the proposed development. No evidence of roosting bats was identified on or within B1; however, potential roosting features were identified.</p> |                      |
| <b>B1 Building description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  | <b>Photographs</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |
| <p><i>Summary</i></p> <p>B1 is a brick-built residential dwelling with a gambrel roof clad in clay pan tiles. There are three extensions: one brick-built extension with a gable, clay pan tile, roof to the north, one brick-built extension with a gable, clay pan tile, roof, next to the flat-roof extension, to the south and a pvc-clad extension with roofing bitumen to the south.</p> <p>The building presents suitable bat roosting and access tiles beneath some lifted roof tiles and gaps in the soffit. The interior of the roof is lined with insulation roll.</p> <p>The roof will be fully removed and replaced to enable the creation of a flat roof two-storey extension. The building has <b>low habitat value</b>.</p> |                  |                                                                                                                                                                                                                                                                                                                                                     |                      |
| <b>Feature</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Materials</b> | <b>Condition/description/suitability</b>                                                                                                                                                                                                                                                                                                                                                                                               | <b>Photograph(s)</b> |

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| Walls | Brick clad north, south, east and west elevations and mortar. | <p><b>Condition/description</b></p> <p>The brickwork and mortar along the supporting walls are intact and in good condition.</p> <p><b>Suitability/access/evidence of bats</b></p> <p>No evidence found.</p> |  |
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| Roof | Clay with lead flashing for the main gambrel and gable roofs, roofing bitumen on the flat storey extensions. | <p><b>Condition/description</b></p> <p>Gambrel main roof with skylights, two gabled roof extensions and a section of flat roof clad in roofing bitumen. Gaps between some roof tiles are present on both the northern and southern elevation, around the skyline and ridgeline, and gaps in the soffit.</p> <p><b>Suitability/access/evidence of bats</b></p> <p>Space under tiles could accommodate individual crevice dwelling bats. No evidence found upon visual and endoscope examination, but recent and current rain would wash this away externally</p> |  |
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| Eaves | Overhanging | <p><b>Condition/description</b></p> <p>A gap was observed in the soffit on the southern elevation (see photo below). Eaves and soffits along the rest of the building are intact and in good condition.</p> <p><b>Suitability/access/evidence of bats</b></p> <p>No evidence found but recent and current rain would wash this away externally.</p> |  |
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| Barge boards/fascia boards | N/A | N/A | N/A                                                                                 |

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| <p>Window/doors<br/>frames and<br/>lintels</p> | <p>Lead flashing<br/>and pvc</p> | <p><b>Condition/description</b><br/>Intact and in good condition</p> |  |
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| Internal voids | Timber rafters and ridge beam. Lined with insulation roll and breathable roofing membrane. | <p><b>Condition/description</b></p> <p>Internal space measures approx. 19m long, 6m wide, floor to ridge height approx. 1m.</p> <p>The roof structure of the void is composed of wooden beams and is lined with insulation roll and breathable roofing membrane.</p> <ul style="list-style-type: none"><li>• Temperature reading: 20.9°C.</li><li>• Humidity reading: 69.8%.</li></ul> <p><b>Suitability/access/evidence of bats</b></p> <p>No bat droppings or other evidence was recorded within the void.</p> <p>The loft is considered to be too shallow to be suitable for void dwelling bats such as brown long-eared.</p> <p>Bat droppings could be concealed elsewhere in the roof structure. Evidence of rat was present in the form of droppings and chewed up floorboards (see photo below).</p> |  |
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| <i>Foreseen Impacts</i> |  | <p><b>Roosting habitat [Buildings]</b><br/>Bats are unlikely to be roosting within this building. The building has negligible to low habitat value owing to the limited number of suboptimal features observed during the survey. These include minor gaps around roof tiles near skylights and a single gap in the soffit on the southern elevation, both of which are poorly insulated and exposed, reducing their suitability as roost sites. However, the proposed development will result in the re-roofing of this building which could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats.</p> <p><b>Foraging and commuting habitat</b><br/>The proposed development will not result in the loss of any suitable foraging and commuting habitat type and, given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats.</p> <p><b>Artificial lighting</b><br/>No new lighting will be installed as a result of the proposed development.</p> |  |                                                                                     |
| <i>Recommendations</i>  |  | <b>Roosting habitat [Buildings]</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                     |

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|                                   | <p>While the likelihood of bats being present is low, the risk posed by the proposed works is elevated due to the intrusive nature of roof replacement. As such, precautionary measures are advised to ensure legal compliance and avoid harm to protected species. A <b>Bat Mitigation Plan</b> is recommended as, although no direct evidence of bat use (e.g. droppings, staining, feeding remains) was identified within the building, a small number of potential roosting features were noted. While limited, these potential roosting features could support occasional or individual bats.</p> <p>Given this, the risk of bats being present during the works is considered low but not negligible. To allow works to proceed lawfully and with minimal delay, there is scope to undertake the project under a Bat Mitigation Plan rather than pursuing the more traditional approach of seasonal bat emergence surveys.</p> <p>The mitigation plan would:</p> <ul style="list-style-type: none"> <li>• Provide ecological supervision during works to check and carefully open any features with roosting potential.</li> <li>• Undertake an endoscopic check prior to the commencement of any works.</li> <li>• Ensure that, if a bat is encountered, it is handled appropriately in line with legislation and under licence.</li> <li>• Record all findings and provide a clear audit trail for compliance.</li> </ul> <p>This approach is proportionate to the low level of risk identified, reduces delays associated with seasonal survey windows, and ensures that the works can proceed responsibly in line with wildlife legislation. However, this approach would need to be approved by the LPA and, as it does go against traditional survey routes, the LPA could deem it inappropriate and request emergence surveys.</p> <p><b>Foraging and commuting habitat</b><br/>No further surveys are required.</p> <p><b>Artificial lighting</b><br/>None required.</p> <p><b>Suggested biodiversity enhancements</b><br/>The installation of one bat box at the site will provide additional roosting habitat for bats.<br/>The bat boxes will be incorporated into the fabric of the new extension. They will be suitable for crevice dwelling species (which could utilise the urban area). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand.<br/>Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.</p> |
| <b>Birds</b>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Summary of Survey Findings</i> | <b>Buildings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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|                         | <p>No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.</p> <p><b>Trees and vegetation</b><br/>No bird nests were identified within the vegetated garden on-site, however they offer nesting opportunities and nest-building resources for birds.</p> <p><b>Barn owls</b><br/>The site does not appear to provide any suitable nesting sites for barn owls.</p> <p><b>Overwintering birds</b><br/>Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.</p>                  |
| <i>Foreseen Impacts</i> | <p><b>Buildings/trees</b><br/>No impacts are anticipated on nesting birds as a result of the proposed development.</p> <p><b>Barn owls</b><br/>None foreseen.</p> <p><b>Overwintering birds</b><br/>None foreseen.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>Recommendations</i>  | <p><b>Buildings/trees</b><br/>Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.</p> <p><b>Barn owls</b><br/>None required.</p> <p><b>Overwintering birds</b><br/>None required.</p> <p><b>Suggested biodiversity enhancements</b><br/>The installation of a minimum of one bird box on retained buildings will provide additional nesting habitat for birds e.g.<br/>Schwegler No 17 Swift Nest Box (buildings)<br/>Schwegler 1SP Sparrow Terrace (buildings)<br/>Woodstone Nest Box (buildings or trees)</p> |

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|                                          | <p>Or a similar alternative brand.</p> <p>Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Reptiles</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><i>Summary of Survey Findings</i></p> | <p><b>EPSL data</b></p> <p>A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.</p> <p><b>Habitat suitability</b></p> <p>There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Further, the site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site.</p> <p><b>Wider landscape</b></p> <p>Nearby coastal sand dune, grassland and woodland habitat parcels are of elevated ecological value within the wider landscape and may represent important resources for local reptile populations. These adjacent habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted.</p> |
| <p><i>Foreseen Impacts</i></p>           | <p>No impacts are anticipated on reptiles as a result of the proposed development.</p> <p>The site does not form a connective pathway or stepping stone between areas of suitable reptile habitat in the wider landscape and the development is unlikely to lead to reptile habitat fragmentation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><i>Recommendations</i></p>            | <p>None required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Amphibians</b>                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><i>Summary of Survey Findings</i></p> | <p><b>EPSL and survey data</b></p> <p>A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site.</p> <p><b>Aquatic habitat suitability (including ponds within 500m)</b></p> <p>Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).</p> <p>There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of a singular pond within 500m; the pond (P1) is located ~0.456km southwest of the site and is situated on the far side of the A183 (Whitburn Bents Road). This landscape feature is likely to represent a significant barrier to dispersal due to heavy traffic flow and high kerbs along the road, eliminating connectivity to the site for great crested newts.</p>                                                        |

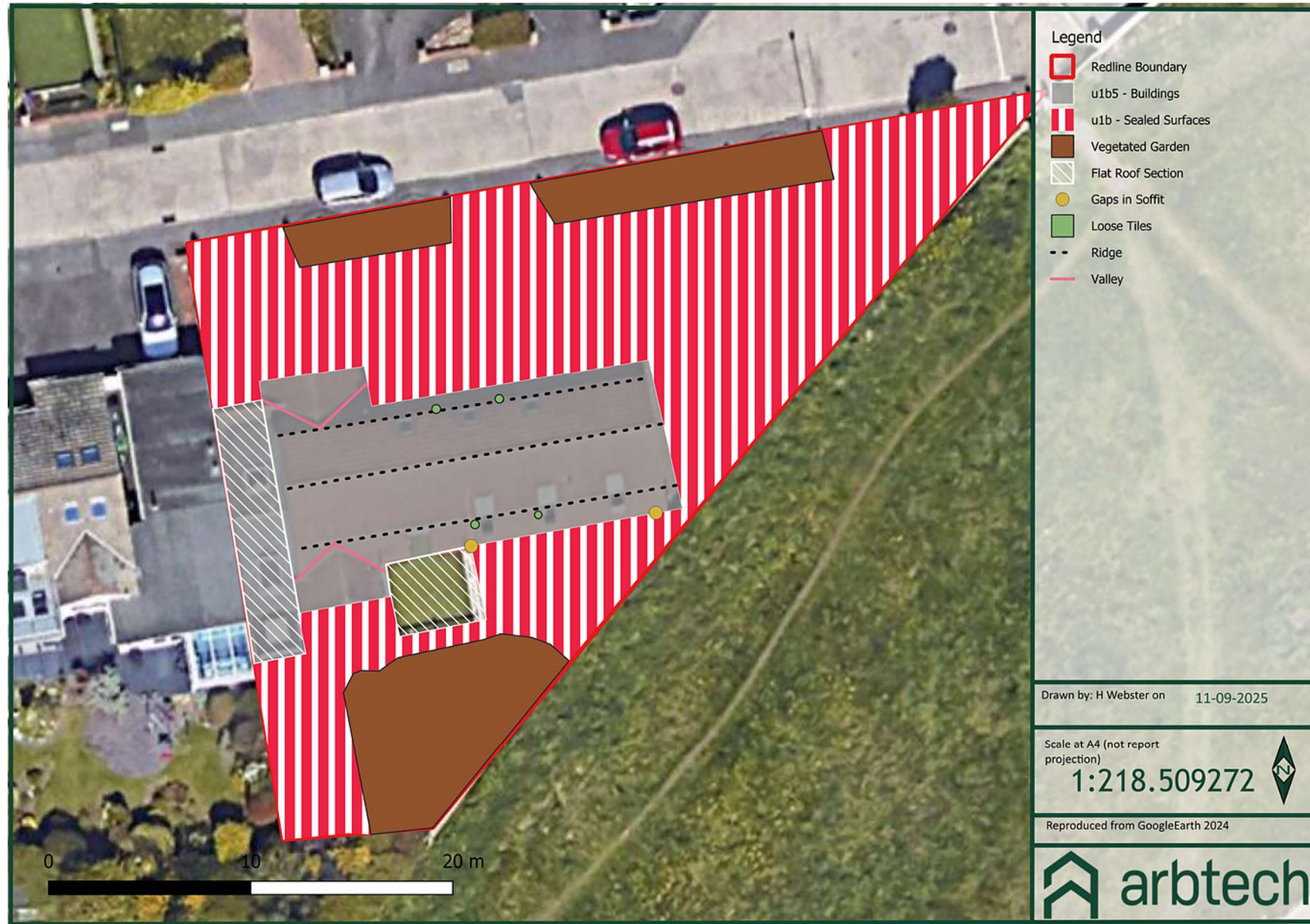
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|                                   | <p><b>Terrestrial habitat suitability</b></p> <p>The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and amenity grass offer sub-optimal habitat for terrestrial amphibians. Equally, given the urban nature of the surrounding landscape (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <i>Foreseen Impacts</i>           | Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to protected amphibians as a result of the proposed development are deemed to be acceptably low. However, the presence of common amphibians cannot be discounted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <i>Recommendations</i>            | <p>Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures:</p> <ul style="list-style-type: none"> <li>• A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area.</li> <li>• Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas.</li> <li>• Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use.</li> <li>• Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li> <li>• If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.</li> <li>• In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.</li> </ul> |
| <b>Badger</b>                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <i>Summary of Survey Findings</i> | No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounded by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>Foreseen Impacts</i>           | No impacts are anticipated on badgers as a result of the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Recommendations</i>            | None required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Riparian animals</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Summary of Survey Findings</i> | A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Foreseen Impacts</i>           | No impacts are anticipated on riparian animals as a result of the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <i>Recommendations</i>            | None required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Hazel dormouse</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Summary of Survey Findings</i> | <p><b>EPSL data</b></p> <p>A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site.</p> <p><b>Habitat suitability</b></p> <p>The site lies outside of the know current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Foreseen Impacts</i>           | No impacts are anticipated on hazel dormice as a result of the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <i>Recommendations</i>            | None foreseen.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Other e.g. hedgehog</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Summary of Survey Findings</i> | The vegetated garden onsite provides limited foraging and commuting opportunities for hedgehogs, with woodland habitat nearby.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>Foreseen Impacts</i>           | No impacts are anticipated on hedgehogs as a result of the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Recommendations</i>            | <p>A precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"> <li>Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.</li> <li>The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.</li> <li>Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li> </ul> <p>If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.</p> <p><b>Suggested biodiversity enhancements</b></p> <p>The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:</p> <ul style="list-style-type: none"> <li>Planting fruit bearing trees and species-rich grassland to increase foraging opportunities.</li> <li>Creation of brash piles or installation of hedgehog houses in shady areas.</li> <li>Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.</li> </ul> |

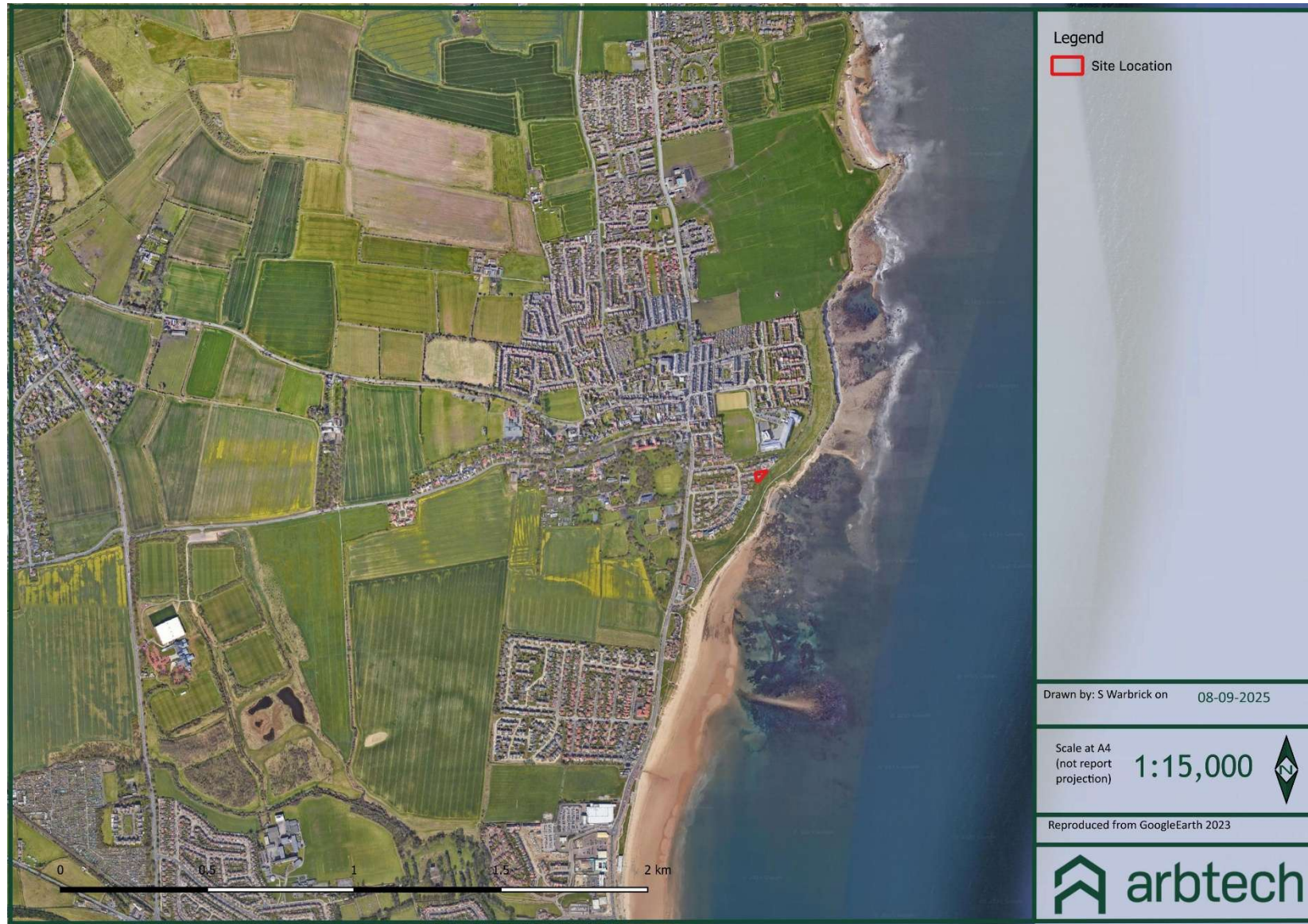
Dawn & Gert Reed-Buur

8 Markham Avenue, Whitburn, Sunderland, SR6 7DE

Appendix 1: Survey/Habitat map



Appendix 2: Location map



Dawn & Gert Reed-Buur

8 Markham Avenue, Whitburn, Sunderland, SR6 7DE

**Appendix 3: Proposed plan**

Not available at the time of writing.

Appendix 4: Habitat Photos

| Buildings                                                                          |                                      |
|------------------------------------------------------------------------------------|--------------------------------------|
| Photograph                                                                         | Description                          |
|  | Figure 1: Main dwelling (B1) on site |



Figure 2: Southern rear extension: pvc walls with roofing bitumen

|                                |             |
|--------------------------------|-------------|
| Developed land; sealed surface |             |
| Photograph                     | Description |



Figure 3: Paved patio to the rear of B1.



Figure 4: Paved driveway at the front of B1.

Vegetated garden

| Photograph                                                                        | Description                                                                              |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
|  | <p data-bbox="1305 533 1872 563">Figure 5: Planted beds along the northern boundary.</p> |



Figure 6: vegetated garden composed of modified grassland along the southern boundary of the site.

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| Version control |       |                                                                                                 |            |
|-----------------|-------|-------------------------------------------------------------------------------------------------|------------|
| Status          | Issue | Name                                                                                            | Date       |
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| Proof           | 0.2   | Elen Griffin BSc (Hons), MRSB, Consultant Ecologist, Natural England Level 2 Bat Licence Holder | 16/09/2025 |
| Final           | 1.0   | Harry Webster BSc (Hons, Consultant Ecologist)                                                  | 17/09/2025 |